



**JUST
REDUCED**

By \$10,000... This GEM in Cinco Ranch West
BEAUTIFUL 4/2.5/2 DR HORTON-EMERALD HOME

25727 Shady Spruce Ln , Katy TX 77494

MLS:61397849 PRICE:\$299,500.00

Bedrooms: 4
Full Baths: 2
Half Baths: 1
Lot Size: 9343
Sqft: 2738

Subdivision: Cinco Ranch West
Year Built: 2002
HOA: PMG Houston
Parking: 6 Cars
Floors: 2

PROPERTY FEATURES:

- | | | |
|------------------------|-------------------------|------------------------------|
| ▣ Central A/C | ▣ Central heat | ▣ Fireplace |
| ▣ High/Vaulted ceiling | ▣ Walk-in closet | ▣ Tile floor |
| ▣ Family room | ▣ Bonus/Rec room | ▣ Dining room |
| ▣ Breakfast nook | ▣ Dishwasher | ▣ Stove/Oven |
| ▣ Microwave | ▣ Granite countertop | ▣ Stainless steel appliances |
| ▣ Attic | ▣ Laundry area - inside | ▣ Balcony, Deck, or Patio |
| ▣ Yard | | |

OTHER FEATURES:

- ▣ HOME DID NOT FLOOD!

PROPERTY DESCRIPTION:

THIS BEAUTIFUL HOME WELCOMES YOU WITH A 2 STORY ENTRY. ELEGANT FORMAL DINING. GREAT OPEN FLOOR PLAN. SPACIOUS FAMILY ROOM. MASTER DOWN WITH ENSUITE BATH. AMAZING KITCHEN WITH GRANITE. GAME ROOM UP. NICE SIZE BEDROOMS W/ FULL BATH UP. LARGE WALK-IN DECKED ATTIC. BIG YARD & OVERSIZE PATIO. ZONE AIR, SPRINKLER SYSTEM, GREAT SCHOOLS!

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